



March 17, 2022

Mr. Andrew Jinks, P.E.
Transportation Engineer
Town of Vienna
127 Center Street South
Vienna, VA 22180

Re: Task #7 – Kingsley Road S.W. Sidewalk
Contract: RFP 17-02, On Call Engineering Services for State/Federal Projects

Mr. Jinks:

Whitman, Requardt and Associates, LLP is pleased to provide you with our proposal to perform engineering services for the referenced project. The purpose of this task is to complete the design of the Kingsley Road S.W. sidewalk project originally developed by Rinker Design Associates, P.C. from the current design to advertisement for construction. WRA understands this project is funded under the Town's CMAQ Walk to Metro funding and was designed in 2013. WRA understands the Town has requested a review of Stormwater Management and Right of Way requirements as part of this scope. WRA understands the Town has also requested updated estimates and schedules for the Preliminary Engineering (PE), Right of Way (RW) and Construction (CN) phases as part of this scope.

I. SCOPE OF WORK

Current Plan Review

WRA will perform an initial review of the current plan set provided by the Town for a budget and schedule estimate for the project.

- WRA will perform quantity takeoffs based on the current plan provided by the Town. Per the marked-up title sheet provided by the Town on 05-12-2021, the project extends between Cottage Street SW and Desale Street SW.
- WRA will estimate unit prices for the project pay items based on bid tabulations, unit prices query and current market trends to determine a current construction cost estimate.
- WRA will perform a Contract Time Determination Report based on the current plans and provide the Town with an estimated time for the CN phase.
- WRA will provide the Town with the number of impacted parcels based on the current plans and coordinate with the Town to develop an estimated time for the RW phase. WRA will use VDOT's Project Cost Estimating System and/or current real estate assessments from the Fairfax County website to estimate costs for Right of Way.

Right of Way (RW) and Public Involvement.

WRA will apply the RW requirements as outlined in the VDOT LAP manual to the project and coordinate with the Town to develop a public outreach schedule. It is anticipated the project will include one (1) public meeting for the community and the Town will post a Willingness to hold a Public Hearing. WRA will assist the Town in holding the meeting including preparations of handouts, virtual presentation materials, displays and preparing responses to citizen comments. It is anticipated that two (2) WRA staff will attend the public meeting.

Diversified Property Services, Inc. will provide Right-of-Way acquisition services as described in their attached scope.

Drainage and Stormwater Management Design

WRA will review the previously developed drainage design plans for completeness and adequacy under the current VDOT drainage requirements and DEQ stormwater management regulations. WRA will develop an updated design based on the provided design files. The updated stormwater management plans will be designed under Part IIB of the VSMP regulations, and the proposed design may include additional SWM facilities if required by these regulations. WRA will review and revise the erosion and sediment control plans as needed.

Plan Development

Final Design

Following the Public Meeting, WRA will advance the plans to the Final Design (100%) stage. The plans are anticipated to include:

- Title Sheet
- Horizontal Alignment / Survey Control Data
- General Notes
- Typical Sections (including pavement design)
- Plan Sheets
- Profile Sheets
- Erosion and Sediment Control Plans
- Stormwater Management Design
- Transportation Management Plan/Sequence of Construction Sheets
- Grading / Geometric Staking Plan
- Detail Sheets
- Cross Sections
- Right of Way Data Sheet
- Right of Way Plan Sheets

It is anticipated that the previous design provided by the Town will be utilized. WRA will develop a new plan set based on the provided design files. A Transportation Management Plan will be developed and included in the plan set. WRA will review the current design and make any revisions necessary to meet current VDOT and Town standards.

Design Review will include the following:

- Roadway design (curb ramps, staking, grading, geometrics)
- Drainage and Stormwater Management design to meet current requirements
- Structural design of proposed retaining walls
- QC/QA Review
- Constructability
- Biddability

Rice Associates will provide a Right of Way Data Sheet and Right of Way plan sheets as described in their attached scope.

The Final Plan Submission will include a Stormwater Management (SWM) report, quantities and cost estimate, and special provisions as necessary. Plan sets will be submitted to VDOT and the Town for review and approval.

- Plans will be updated to address VDOT and the Town's review comments after receiving the comments.



Construction Plans

WRA will coordinate with the Town Project Manager and will incorporate review comments. Construction plans, special provisions (if any), and bid items/quantities will be prepared for project advertisement and construction.

Upon acceptance of the Construction Plans, WRA will sign and seal the Construction Plan Set.

Construction Related Services

WRA will provide engineering design services during construction. Anticipated services may include minor design revisions based on differing site conditions than surveyed topography, field visits/meetings at the request of the Town, design coordination during construction, contractor submittal reviews, RFIs, etc. The hours will only be used when inquiries are made by the Town.

Project Management

WRA will submit progress reports with invoices which will provide status updates on schedule, budget and deliverables to the Town. WRA will provide assistance to the Town for necessary coordination with VDOT. WRA assumes 3 meetings with the Town in addition to the Public Meetings.

II. SUMMARY OF DELIVERABLES:

The following is a summary of deliverables anticipated for this project:

- Final (100%) Plan Set
- Construction Plan Set (Signed and Sealed Final Plans)
- Public Meeting materials (display board, handouts)
- Construction Cost Estimates

III. ASSUMPTIONS/EXCLUSIONS

1. Town of Vienna will provide DGN design and survey files
2. Environmental documentation
3. Traffic Counts
4. Lighting / Utility design and/or relocation
5. Landscape design
6. Geotechnical investigation and design
7. Value Engineering
8. Nutrient Credit Purchase Fees
9. Services not included in this scope are excluded

IV. ESTIMATED FEE

The fee for this task order is based on the payroll factor and direct expense rates contained in our Contract Agreement. The staff hours to perform this work are detailed in the proposal worksheet, [Attachment A](#). The total Task Order budget is **\$107,421.80**.

WRA will work with the Town to accelerate the schedule as much as possible to ensure on-time project completion.



We are prepared to begin immediately upon your notice to proceed. Should the Town have any questions please contact us. It is a great pleasure to work for the Town of Vienna and we look forward to the successful completion of this project.

Whitman, Requardt and Associates, LLP

A handwritten signature in black ink, appearing to read 'Tyler L Long', with a stylized flourish at the end.

Tyler L Long, PE
Associate

Enclosures



Attachment A
Town of Vienna On-Call Task Order Contract
Task #7 - Kingsley Sidewalk

COST PLUS BILLABLE HOURLY RATES CONTRACT

A.	DIRECT LABOR, ESCALATION, PAYROLL BURDEN, FEE Est. Man-hours X Fixed Billable Hourly Rates		\$39,790.05
B.	NONSALARY DIRECT COSTS, ESTIMATE	\$	685.00
C.	SUB-CONSULTANT FEES		
	Rice Associates	\$	13,096.35
	Diversified Property Services, Inc.	\$	53,850.40
D.	TOTAL ESTIMATED COST PLUS FIXED FEE (BASE FEE) (A+B+C)		\$107,421.80
E.	ALLOWANCE (D)	\$	-
F.	TOTAL CONTRACT AMOUNT (BASE + ALLOWANCE) (D+E)	\$	107,421.80

COMPUTATION OF SALARY, PAYROLL BURDEN AND FEE

	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
PROJECT MANAGER/SENIOR PROJECT ENGINEER	25	\$155.96	\$3,899
PROJECT ENGINEER	108	\$127.94	\$13,818
ENGINEER	183	\$98.15	\$17,961
DESIGNER	56	\$73.43	\$4,112
TOTAL	372	NA	\$39,790

Town of Vienna On-Call Task Order Contract
Task #7 - Kingsley Sidewalk

Distribution of Manhours

TASK	PROJECT MANAGER/SENIOR PROJECT ENGINEER		PROJECT ENGINEER		ENGINEER		DESIGNER		TOTAL	
	\$155.96		\$127.94		\$98.15		\$73.43			
	HOURS	DOLLARS	HOURS	DOLLARS	HOURS	DOLLARS	HOURS	DOLLARS	HOURS	DOLLARS
REVIEW	12	\$1,872	32	\$4,094	36	\$3,533	10	\$734	90	\$10,233.30
FINAL	13	\$2,027	76	\$9,723	147	\$14,428	46	\$3,378	282	\$29,556.75
PERCENT	6.72%	9.80%	29.03%	34.73%	49.19%	45.14%	15.05%	10.33%	100%	100%
TOTALS	25	\$3,899.00	108	\$13,817.52	183	\$17,961.45	56	\$4,112.08	372	\$39,790.05

Town of Vienna On-Call Task Order Contract
Task #7 - Kingsley Sidewalk

LABOR ESTIMATE

Task	PROJECT MANAGER/SENIOR PROJECT ENGINEER	PROJECT ENGINEER	ENGINEER	DESIGNER	Total
REVIEW OF 2013 PLANS AND DESIGN					
Data (Base Mapping, DTM, etc.) Review	1	4	4		9
Field Visit		2			2
Roadway Design Review	2	6	8		16
Drainage Design Review	2	6	8		16
Structural Design Review	2	8			10
PUBLIC MEETING (1 assumed)					
Prepare Displays for Public Meeting	1	4	8	10	23
Staff Attendance at Public/Council Meeting	2				2
Public Coordination / As-needed meetings		2	2		4
Quantity Take-off and Cost Estimate for CN estimate	2		6		8
Task Subtotal	12	32	36	10	90

Town of Vienna On-Call Task Order Contract
Task #7 - Kingsley Sidewalk

LABOR ESTIMATE

Task	PROJECT MANAGER/SENIOR PROJECT ENGINEER	PROJECT ENGINEER	ENGINEER	DESIGNER	Total
FINAL PLAN DEVELOPMENT					
Update DGN files		4	10		14
Update Title Sheet			2		2
Update Typical Sections		2	8	8	18
Update Detail and Notes Sheets		2	8	6	16
Update Plan and Profiles	1	4	12	10	27
Update Retaining Wall design and details	1	4	12	10	27
Update Grading Plan		2	4		6
Update Cross Sections		2	4	4	10
Develop and Incorporate TMP			6	4	10
QC ROW sheets from Rice	1				1
FINAL DRAINAGE DESIGN					
Update ESC Design		2	8		10
Update Drainage Design		4	10		14
Update Stormwater Management Design		6	14		20
Update Notes, Details, Computations		2	10		12
Produce Drainage Report		6			6
Constructability Review	1	4	5		10
Quantity Takeoff / Estimate		4	6		10
QA/QC and submission of Final Plans	2	6			8
Biddability Review	1	6	8		15
QA/QC Construction Plan submission		4			4
Sign and Seal Plans	2				2
Engineering Services During Construction	4	12	20	4	40
Task Subtotal	13	76	147	46	282

**COST PLUS FIXED BILLABLE HOURLY RATES CONTRACT
COMPUTATION OF FEE**

<u>TRAVEL</u>					
Travel for design meetings (preliminary, field, etc.) and site visits					
Anticipate	5 round trips @	11 miles	55 miles @	0.545 /mi	\$30.00
▪ <u>POSTAGE/OVERNIGHT MAIL</u>					\$0.00
Allowance for shipment of plans, reports, brochures, etc.					
▪ <u>REPRODUCTION</u>					\$155.00
Includes printing meeting materials and roll plans					
▪ <u>PUBLIC MEETINGS DISPLAYS</u>					
We will prepare display boards, typical sections, plans for use in information meetings, public hearings and various other presentations. We will have all displays mounted for each public meeting.					
We estimate	100 SF	@	\$5.00 /SF		\$500.00
▪ <u>MATERIALS & SUPPLY</u>					
Includes film, developing and enlargements of photographs for inventory of existing conditio					\$0.00
▪ <u>IN-HOUSE PLOTTING</u>					
Plotting charges will only be billed for color plots for stakeholder meetings.					
We estimate	SF	@	\$5.00 /SF		\$0.00

TOTAL	\$685.00
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COST PLUS FIXED BILLABLE HOURLY RATES CONTRACT

COMPUTATION OF FEE

REPRODUCTION

Charge will be made for printing various submittals for the Town including three internal distribution and permanent file copies. Cost of review and check prints during design will not be charged to the job.

Printing of submittals is normally done through an outside firm. The current cost of prints = \$.10/sq.ft.

Estimated number of sheets.

"1 Series" Title Sheet
 Location Map
 Index of Sheets
 Right of Way Data Sheet
 Revision Data Sheet
 Survey Alignment Data Sheets
 Construction Alignment Data Sheets
 Underground Utility Test Hole Information
 Transportation Management Plan

"2 Series" General Notes
 Typical Sections
 Summary Sheets
 Roadway Detail Sheets
 SWPP and SWM Details
 Structural Details

3, 4 etc Design Plan Sheets (scale 1"=25')
 Design Profile Sheets
 Entrance Profile Sheets
 E&S Control Sheets
 Drainage Description Sheets
 Signing Plans
 Pavement Marking Plans
 Lighting Design
 Signal Design
 Utility Design

X-Section Scale 1" = 5'

		Subtotal	37
3 Full-Size (6 SF Each) and 2 Half-Size Plans (1.5 SF Each)	30%	Cost=	\$0
3 Full-Size (6 SF Each) and 2 Half-Size Plans (1.5 SF Each)	90%	Cost=	\$0
3 Full-Size (6 SF Each) and 2 Half-Size Plans (1.5 SF Each)	100%	Cost=	\$78
3 Full-Size (6 SF Each) and 2 Half-Size Plans (1.5 SF Each)	Constr.	Cost=	\$78
		Total=	\$155



July 23, 2020

Revised: January 26, 2022

Tyler L. Long, P.E.
Senior Project Engineer
Whitman, Requardt & Associates, LLP
12700 Fair Lakes Circle, Suite 300
Fairfax, VA 22033

Subject: **Kingsley Road S.W. - Pedestrian Access Improvements
Right-of-Way Plan and Data Sheet
Vienna, Virginia**

Dear Mr. Long,

Rice Associates is pleased to provide the following proposal for professional surveying services for the above referenced project. The scope of work in this proposal includes providing a Right-of-Way Plan and Data Sheet for the affected properties along Kingsley Road between Cottage Street and DeSale Street utilizing a survey and plans prepared by others (see attached plan sheets).

Section I - Scope of Work

Task 1 – Control

- The horizontal and vertical basis of this survey will be based on control by others.
- The control will be verified in the field and densified for use within the project limits.

Task 2 – Property Survey

- Property surveys will be conducted in the field and office to confirm the property lines, right-of-way lines, existing easements, and owners' information based on the survey by others.
- These surveys will not represent a boundary survey and property corners not recovered, will not be set.

Surveying • Photogrammetry • 3-D Laser Scanning • Subsurface Utility Designation and Mapping

Corporate Office • 10661 Gaskins Way • Manassas, Virginia 20109 • Telephone 703.968.3200 • Fax 703.968.2705
Richmond Office • 1025 Boulders Parkway • Suite 105 • Richmond, Virginia 23225 • Telephone 804.674.9723 • Fax 804.674.9726
Virginia Beach Office • 3145 Virginia Beach Blvd. • Suite 103 • Virginia Beach, Virginia 23452 • Telephone 757.306.4260

Task 3 - Right-of-Way Plan and Data Sheet

- Right-of-Way Plan and Data Sheet will be prepared for the affected properties pursuant to Chapter 12, Sections 12.04 of the VDOT Survey Manual, and Chapter 5 of the VDOT CADD Manual.

Section II – Factors

- All fieldwork will be performed continuously, once started.
- No site plans or other conceptual information will be depicted.

Section III - Exclusions and Expansions

- Topographic, drainage and planimetric surveys are excluded.
- Assumes existing project control provided to Rice Associates is recoverable, accessible, in good condition and within accuracy standards. Client will be notified if any of the above assumptions are not accurate.
- Rice Associates will not be responsible for the removal of debris or obstruction from any area or structure for the purpose of gathering survey information.
- Client understands that the fieldwork may involve minimal tree and brush trimming and that Rice Associates will not be restricted from this activity.
- Rice Associates will provide appropriate road signage for this project; however, MOT plans and traffic control measures are excluded. Lane closures are not anticipated; however, in the event traffic control equipment is required (with the exception of temporary signage), we will notify the client for approval and authorization of this additional service and fee.
- Right-of-way dedication is not anticipated for this project and setting right-of-way corners is not included.
- This proposal includes two (2) office revisions to an associated plan and data sheet based on engineering design revisions and/or VDOT and Town review comments.
- Fees associated with review and/or recordation are excluded.
- Any service not specifically included is excluded.

Section IV - Items to be provided by Client

- Written notice to proceed
- Property owner notification.

- Sheet layout in MicroStation
- Proposed easements in MicroStation
- Construction Baseline in MicroStation
- Survey by others in MicroStation
- Control by others in AutoCAD or MicroStation

Section V - Deliverables

Rice Associates will provide a hardcopy and a digital file of plan and data sheet for recordation among the land records of Fairfax County, Virginia.

Section VI – Time of Performance

The delivery date will be thirty (30) business days from notice to proceed and receipt of the items delineated in Section IV. This schedule is subject to uncontrollable impacts, such as weather, and access disruptions.

Section VII- Fee Schedule

Right-of-Way Plan and Data Sheet (Lump Sum Fee)	\$ 13,096.35
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Thank you for your confidence in our firm. We look forward to working with you on this and future projects. Please call if you have any questions or require further information.

Sincerely,



Bill Lippy, LS

Attachments:
Fee Schedule
Plan Sheets

Client:	WRA
Project #:	WR1700.06
Project Name:	Kingsley Rd - Pedestrian Access Improvements
Location:	Vienna, Virginia
Type of Survey:	Right-of-Way Plan and Data Sheet
Date:	July 23, 2020
	Revised: January 26, 2022

[illegible]

Rinker Design Associates, P.C.
Engineering & Surveying & Land Surveying & Transportation Engineering & Environmental Services
Telephone: (703) 388-7373 Fax: (703) 388-7343
1000 University Blvd., Suite 200, Winston-Salem, Virginia 27103 on the web at www.rinker.com
"Turning Challenges into Opportunities"



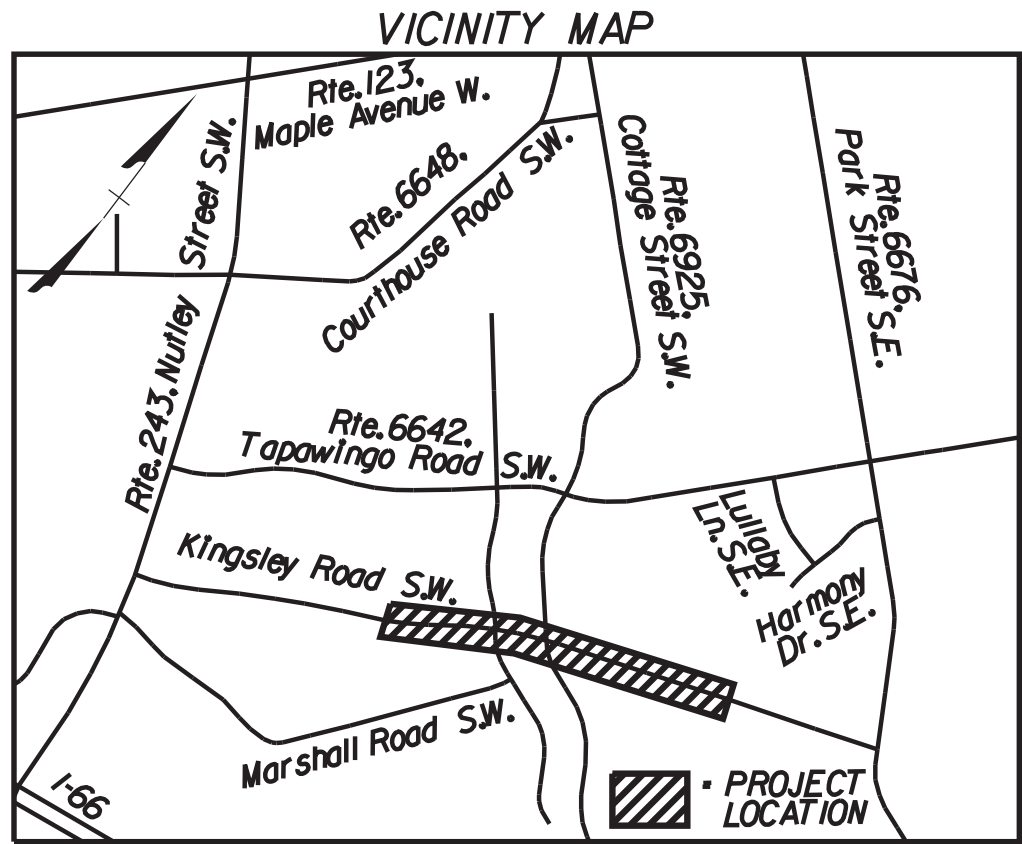
TOWN OF VIENNA

PROJECT MANAGER *Dennis Johnson, P.E.* - Town of Vienna, (703) 255-6380
SURVEYED BY *Stanley Thomas, L.S.* - Rinker Design Associates, P.C. (703) 368-7373
DESIGN BY *Rinker Design Associates, P.C.* (703) 368-7373
SUBSURFACE UTILITY BY "Miss Utility" - DATE August 2012

SHEET INDEX

SHEET 1	Title Sheet for Kingsley Road Sidewalk
SHEET 1G	Horizontal Alignment/Survey Control Data
SHEET 1L-1L(1)	Erosion and Sediment Control Notes and Details
SHEET 1M	Erosion and Sediment Control Phase I
SHEET 1N	Erosion and Sediment Control Phase II
SHEET 2	General Notes & Details
SHEET 2K-2K(1)	Existing Drainage Divides Map
SHEET 2K(2)-2K(3)	Proposed Drainage Divides Map
SHEET 2K(4)-2K(6)	Storm Drainage Computations
SHEET 2L	Existing Outfall Map
SHEET 2L(1)	Proposed Outfall Map
SHEET 2L(2)	Outfall Analysis
SHEET 3	Plan & Profile Sta. 11+96.07 to 16+00
SHEET 3A	Entrance Profiles Sta. 11+96.07 to 16+00
SHEET 4	Plan & Profile Sta. 16+00 to 23+00
SHEET 5	Plan & Profile Sta. 23+00 to 29+50
SHEET 5A	Entrance Profiles Sta. 24+37.76 to 29+50
SHEET 5B	Grading Plan Sta. 24+37.76 to 29+50
SHEET 6	Plan & Profile Sta. 29+50 to 34+60.99
SHEET 6A	Entrance Profiles Sta. 29+50 to 34+60.99
SHEET X1-X11	Cross Sections

THIS PROJECT WAS DEVELOPED UTILIZING THE DEPARTMENT'S
ENGINEERING DESIGN PACKAGE (GEOPAK).
GEOPAK Computer Identification No. 120255



CONVENTIONAL SIGNS

STATE LINE	
COUNTY LINE	
CITY, TOWN OR VILLAGE	
RIGHT OF WAY LINE	
FENCE LINE	
UNFENCED PROPERTY LINE	
FENCED PROPERTY LINE	
WATER LINE	
SANITARY SEWER LINE	
GAS LINE	
ELECTRIC UNDERGROUND CABLE	
TRAVELED WAY	
GUARD RAIL	
RETAINING WALL	
RAILROADS	
BASE OR SURVEY LINE	

LEVEE OR EMBANKMENT	
BRIDGES	
CULVERTS	
DROP INLET	
POWER POLES	
TELEPHONE OR TELEGRAPH POLES	
TELEPHONE OR TELEGRAPH LINES	
HEDGE	
TREES	
HEAVY WOODS	
GROUND ELEVATION	
GRADE ELEVATION	

THE COMPLETE ELECTRONIC PDF VERSION OF THE PLAN ASSEMBLY AS AWARDED, HAS BEEN SEALED AND SIGNED USING DIGITAL SIGNATURES AND THE OFFICIAL PLAN ASSEMBLY IN ELECTRONIC FORMAT IS STORED IN THE VDOT CENTRAL OFFICE PLAN LIBRARY. INCLUDING ALL SUBSEQUENT REVISIONS, WILL BE THE OFFICIAL CONSTRUCTION PLANS. FOR INFORMATION RELATIVE TO ELECTRONIC FILES AND LAYERED PLANS, SEE THE GENERAL NOTES.

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT'S 2007 ROAD AND BRIDGE SPECIFICATIONS, 2008 ROAD AND BRIDGE STANDARDS, 2009 MUTCD, 2011 VIRGINIA SUPPLEMENT TO THE MUTCD, 2011 VIRGINIA WORK AREA PROTECTION MANUAL AND AS AMENDED BY CONTRACT PROVISIONS AND THE COMPLETE ELECTRONIC PDF VERSION OF THE PLAN ASSEMBLY.

ALL CURVES ARE TO BE SUPERELEVATED, TRANSITIONED AND WIDENED IN ACCORDANCE WITH STANDARD IC-5.01U, EXCEPT WHERE OTHERWISE NOTED.

THE ORIGINAL APPROVED TITLE SHEET(S), INCLUDING ORIGINAL SIGNATURES, ARE FILED IN THE VDOT CENTRAL OFFICE PLAN LIBRARY. ANY MISUSE OF ELECTRONIC FILES, INCLUDING SCANNED SIGNATURES, IS ILLEGAL AND ENFORCED TO THE FULL EXTENT OF THE LAW.



COMMONWEALTH OF VIRGINIA

Town of Vienna - Department of Public Works

PLAN AND PROFILE OF PROPOSED
PEDESTRIAN ACCESS IMPROVEMENTS

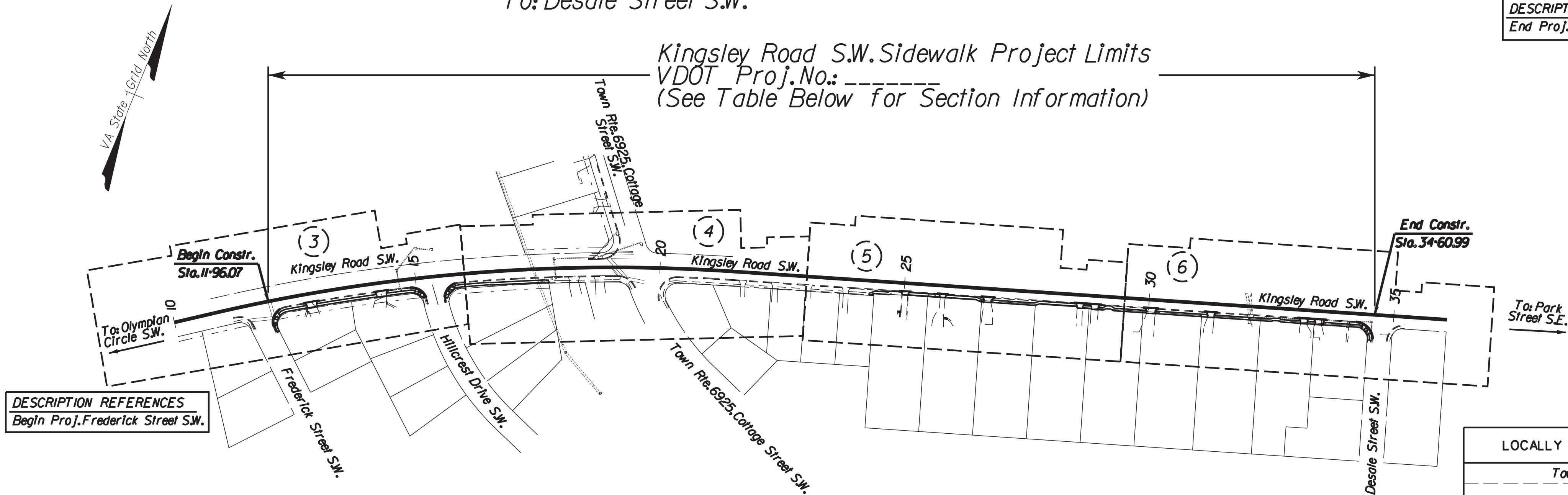
KINGSLEY ROAD S.W. SIDEWALK
PEDESTRIAN ACCESS IMPROVEMENTS

From: Frederick Street S.W.

To: Desale Street S.W.

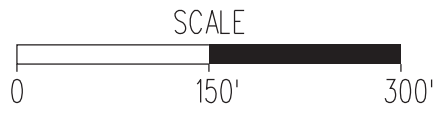
Kingsley Road S.W. Sidewalk Project Limits

VDOT Proj. No.: -----
(See Table Below for Section Information)



DESCRIPTION REFERENCES
End Proj. at Desale Street S.W.

DESCRIPTION REFERENCES
Begin Proj. Frederick Street S.W.



TIER 1 PROJECT

LOCALLY ADMINISTERED PROJECTS

Town of Vienna, Virginia

NAME OF LOCALITY

(SIGNATURE)

NAME OF RESPONSIBLE LOCAL GOVERNMENT OFFICIAL (TYPED)

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION

Dennis Johnson, P.E.

DATE Director of Depart. of Public Works, Town of Vienna

RECOMMENDED FOR APPROVAL
FOR CONSTRUCTION

DATE DISTRICT PLANNING AND INVESTMENT MANAGER

DATE DISTRICT PROJECT DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION

DATE DISTRICT ADMINISTRATOR

Copyright 2013, Commonwealth of Virginia

PROJECT

SHEET NO.

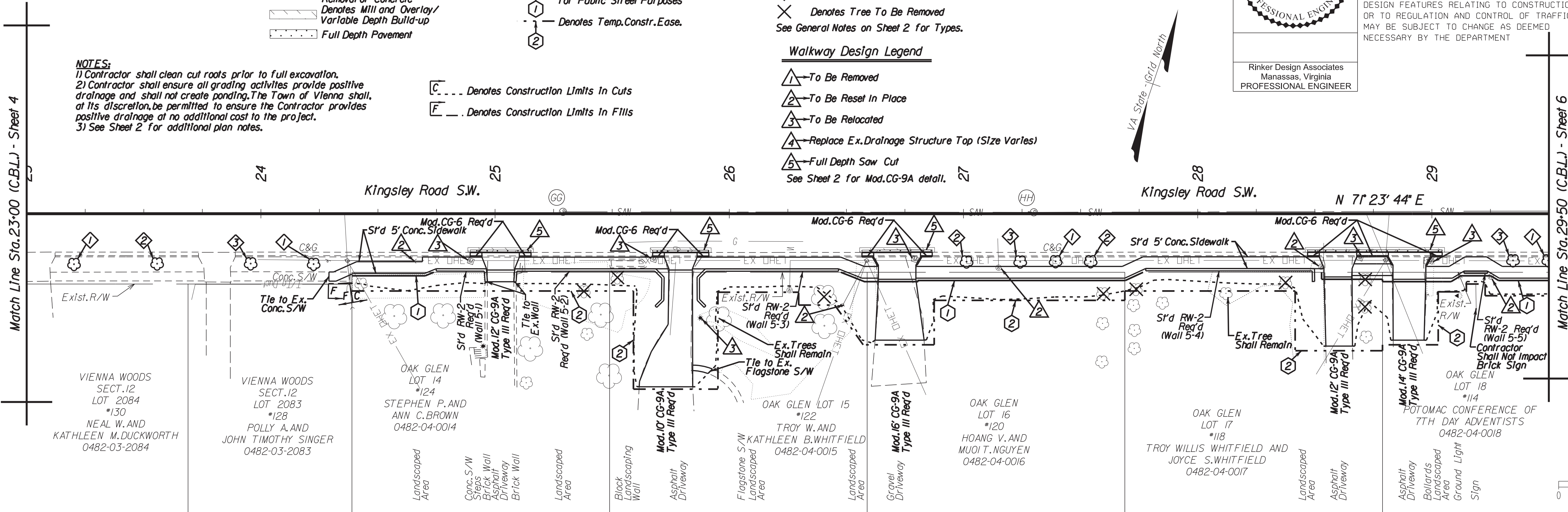
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Rinker Design Associates, P.C.
Engineering & Surveying Land Planning Transportation Engineering Services
1840 Discovery Blvd., Suite 200, Manassas, Virginia 20108-1840
Telephone: (703) 368-7373 Fax: (703) 368-7343
"Turning Challenges into Opportunities"

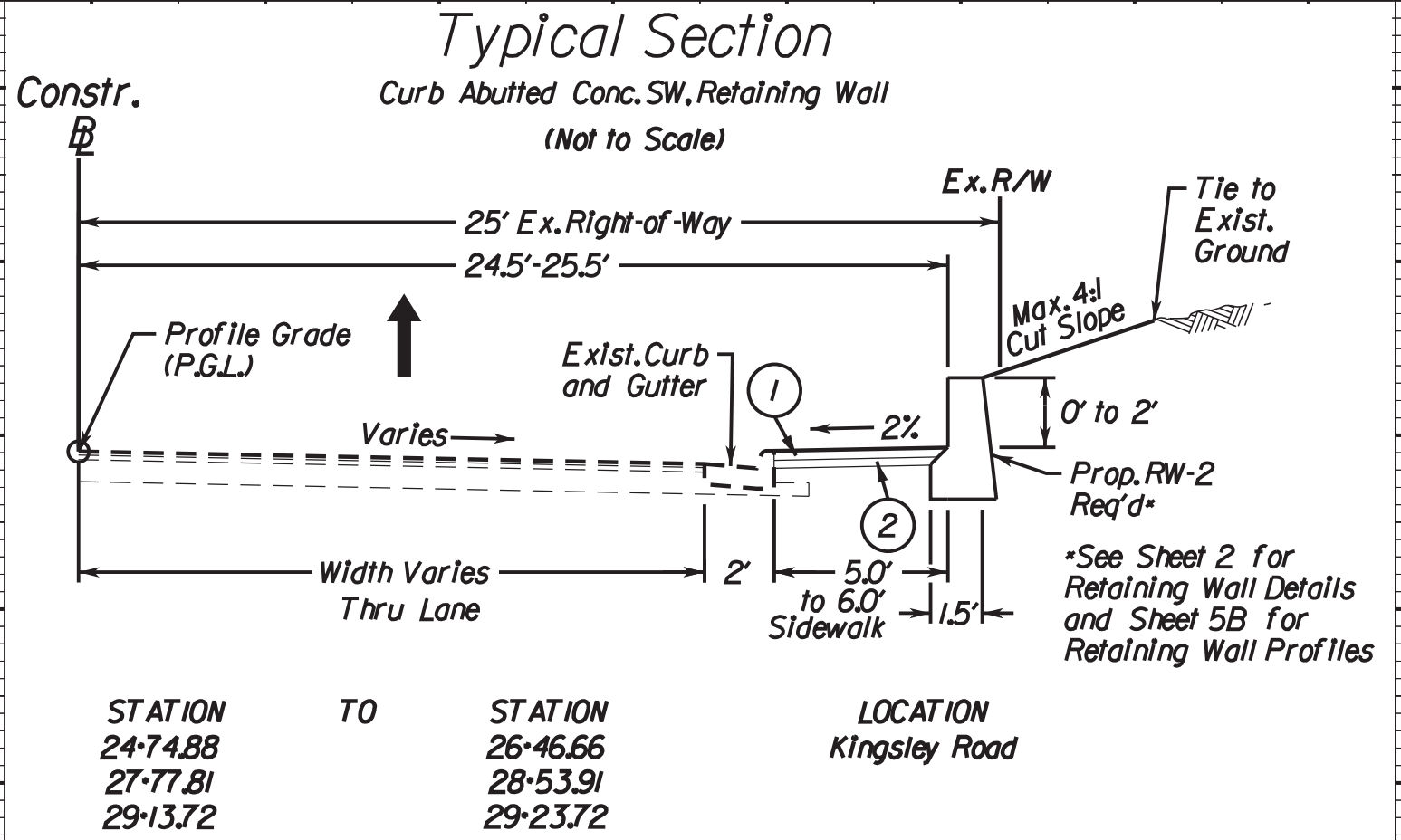
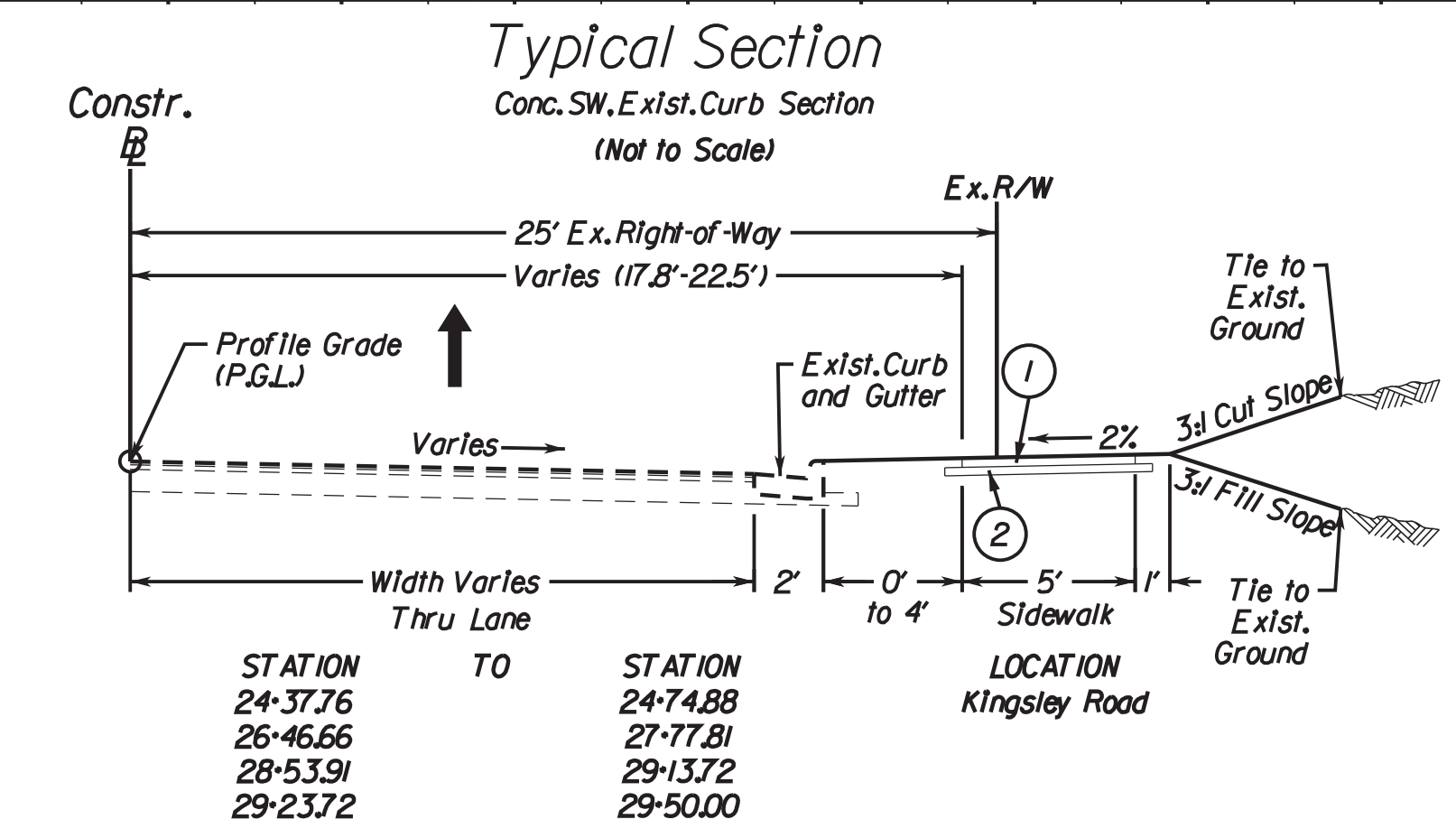


TOWN OF VIENNA

PROJECT MANAGER: Dennis Johnson, P.E., Town of Vienna, (703) 255-6380
SURVEYED BY: Sidney Thomas, L.S., Rinker Design Associates, P.C., (703) 368-7373
DESIGN SUPERVISED BY: Adam D. Welschenbach, P.E., Rinker Design Associates, P.C., (703) 368-7373
DESIGNED BY: Hoai Nam Nguyen, Rinker Design Associates, P.C., (703) 368-7373



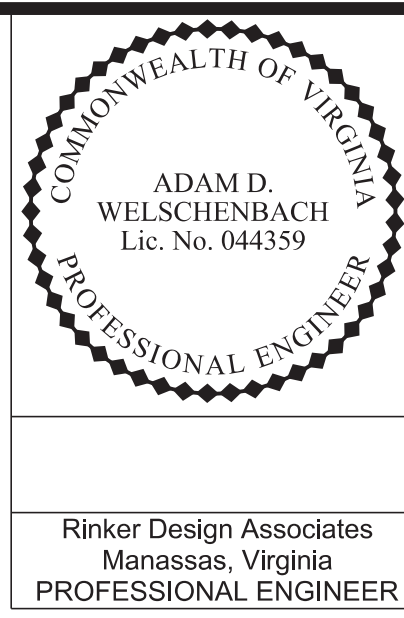
No work is proposed at roadway centerline. See cross section sheets X(II) through X(III) for elevation information.



- ① Concrete Sidewalk - (4") Class A3 Hydraulic Cement Concrete
- ② Concrete Sidewalk Base - (4") Aggr. Base Material, Type I, Size No. 21A extended (6") either side of the Sidewalk

REVISED	STATE	ROUTE	TOWN OF VIENNA PROJECT	SHEET NO.
	VA.		Pedestrian Improvements Kingsley Road SW Sidewalk	5

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



Rinker Design Associates
Manassas, Virginia
PROFESSIONAL ENGINEER

Typical Section

*Conc. SW. Exst. Curb Section
(Not to Scale)*

Constr.

B

25' Ex. Right-of-Way
Varies (20.5'-22.5')

Ex. R/W

Profile Grade (P.G.L.)

Varies

Exist. Curb and Gutter

①

2%

3d Cut Slope

Tie to Exist. Ground

3d Fill Slope

Tie to Exist. Ground

Width Varies Thru Lane

2'

4' Max.

5' Sidewalk

1' to 2'

STATION 29+50.00 TO STATION 34+60.99

LOCATION Kingsley Road

① Concrete Sidewalk - (4") Class A3 Hydraulic Cement Concrete

② Concrete Sidewalk Base - (4") Aggr. Base Material, Type I, Size No. 21A extended (6") either side of the Sidewalk

**All handrail shall be grounded and effectively bonded. Grounding material installation to be in accordance with SFD FE-

Right-of-way- Acquisition Services

- ❑ All Right of Way Acquisition Services shall be performed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, USPAP, the VDOT Right of Way and Utilities Manual of Instructions, and the Code of Virginia, Title 25, Chapter 6, Articles 1, 2, and 3.
- ❑ Title reports and Settlement services will be handled by Key Title. Title search will cover a period of 60 years and include all exceptions. Settlement will include deed preparation, HUD1, and coordination with the landowner to execute all legal documents.
- ❑ In lieu of a full appraisal and appraisal review a BAR report will be prepared using VDOT format and procedures. Report will be submitted to the Town for approval before offer is made.
- ❑ All negotiations will be in accordance to the laws, rules, regulations, policies, and procedures set forth by VDOT and handled in a way to best meet the requirements of Town of Vienna, VA.
- ❑ A bona fide offer will always be made in person, unless the owner resides out of state and cannot attend a meeting with the negotiator. The offer will also include a copy of the BAR, title report, plats, plans, and options. The right of way agent will explain the project to the owner and the items in the offer package to ensure they understand what is being presented.
- ❑ The offer will be based on the approved appraisal and the right of way agent will stay within the limits set with written justification for going over the appraised value if necessary. The right of way agent will be certain to let all property owners know that any agreement reached is contingent upon approval from the County.
- ❑ Settlement will be performed by Key Title and will include the recording of the deeds of easement.

PRICE PROPOSAL

PROJECT: Town of Vienna- Kingsley Road Pedestrian Improvements

A. **PROJECT MANAGEMENT-**

60 Hours @ \$109.38/per hour

\$6,562.80

TOTAL FOR PROJECT MANAGEMENT

\$6,562.80

B. **BAR REPORT (9)**

80 agent hours @\$84.46/per hour

\$6,756.80

TOTAL FOR APPRAISALS

\$6,756.80

C. **NEGOTIATIONS - (9)**

180 hours @ \$84.46 per hour

\$15,202.80

95 hours @ \$64.60 per hour

\$6,137.00

Mileage @ \$.575/per mile

\$966.00

TOTAL FOR NEGOTIATIONS

\$22,305.80

DIRECT EXPENSES

D. **TITLE REPORTS- (9)**

9 title reports @ \$1000

\$9,000.00

27 Updates @ \$100.00

\$2,700.00

TOTAL FOR TITLE REPORTS SERVICES

\$11,700.00

*****Title Insurance Premium as requested \$3.90 per \$1,000 of coverage.**

E. **SETTLEMENT COORDINATION -**

9 Settlement services @ \$725.00

\$6,525.00

0 Releases @ \$375.00

\$0.00

TOTAL FOR SETTLEMENT COORDINATION

\$6,525.00

TOTAL MAXIMUM COMPENSATION PAYABLE (A+B+C+D+E) =

\$53,850.40

CONTINGENCY

1 AA appraisals @ \$3,500

\$3,500.00

1 appraisal reviews @ \$1500

\$1,500.00

DIVERSIFIED PROPERTY SERVICES, INC.



By: President

Date: 8/28/20

revised 10/13/20

revised 2/1/2022